



**FY2021 Application for EPA Brownfields
Community Wide Assessment Grant**

Narrative Information Sheet

1. Applicant Identification: Camden Redevelopment Agency
520 Market St
City Hall- Suite 1300
Camden, NJ 08101-5120
Phone: 856-757-7600

2. Funding Requested:
 - a. Grant Type – Community-Wide Assessment
 - b. Federal Funds Requested - \$300,000

3. Location: City of Camden, Camden County, New Jersey

4. Property Information: Former Borden Chemical Site
1625 Federal Street
Camden, NJ 08105

5. Contacts:
 - i) Project Director: Olivette Simpson
Interim Executive Director
Camden Redevelopment Agency
City Hall, Suite 1300
520 Market Street
Camden, NJ 08101
Phone: 856-757-7600
olsimpso@ci.camden.nj.us

 - ii) Chief Executive: Olivette Simpson
Interim Executive Director
Camden Redevelopment Agency
City Hall, Suite 1300
520 Market Street
Camden, NJ 08101
Phone: 856-757-7600
olsimpso@ci.camden.nj.us

6. Population: Population of Camden: 73,973
(Source: 2018 ACS 5-Year Estimates)

7. Other Factors Checklist: Please see below. Relevant text has been bolded and italicized for ease of location within the Narrative.

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1
The priority site(s) is in a federally designated flood plain.	2
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

8. Letter from the State or Tribal Environmental Authority: Please see attached.



State of New Jersey

PHILIP D. MURPHY
Governor

Department of Environmental Protection
Site Remediation and Waste Management Program
Office of Brownfield and Community Revitalization

CATHERINE R. MCCABE
Commissioner

SHEILA Y. OLIVER
Lt. Governor

Mail Code 401-06A
P.O. Box 402
401 E. State Street
Trenton, New Jersey 08625

October 5, 2020

The Honorable Andrew Wheeler, Administrator
US Environmental Protection Agency
1200 Pennsylvania Ave, N.W.
Washington, DC 20460

RE: Camden Redevelopment Agency USEPA Brownfields Community Wide Assessment Grant
Application, Camden, NJ

Dear Administrator Wheeler:

On behalf of the New Jersey Department of Environmental Protection, I am endorsing the Camden Redevelopment Agency's (CRA) application to the United States Environmental Protection Agency (USEPA) for a Brownfields Community Wide Assessment Grant to investigate environmental impacts associated with discharges of hazardous substances, with the focus area being located within the Federal Street corridor. If approved, the US EPA assessment grant will provide up to \$300,000.

The CRA has developed an aggressive redevelopment strategy to identify, assess and reuse abandoned brownfield sites. The Federal Street industrial/commercial corridor, comprised predominantly of vacant, former industrial properties, is on the cusp of a resurgence with the redevelopment of the former Antrim Hardware site as the Cathedral Kitchen as well as the recent construction of the ResinTech facility. These sites are surrounded by publicly owned vacant and abandoned properties with limited and outdated assessment data. Such sites include property formerly used as an incinerator, a petroleum distribution facility, a chemical manufacturer, and a port-a-john rental facility.

Please accept this letter of support for the CRA Community Wide Assessment Grant application. Please do not hesitate to contact me if I may be of further assistance. I may be telephoned at (609) 633-1223, or, e-mailed at William.Linder@dep.nj.gov.

Sincerely,

William J. Linder, Manager
Office of Brownfield & Community Revitalization

Cc:/
Armando Alfonso, DEP
Olivette Simpson, Camden Redevelopment Agency
Michele Christina, BRS, Inc.

CITY OF CAMDEN, NEW JERSEY
FY2021 COMMUNITY-WIDE ASSESSMENT- FEDERAL STREET CORRIDOR

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area: Camden, New Jersey is a city located on the Delaware River, across from Philadelphia, PA. The earliest industries here centered on the waterfront and transportation, including ferries, rail services linking Camden to New York, Philadelphia, and the Delaware Bay. During World War II, Camden was home to the largest shipyard in the world. Camden was also the home of RCA Victor, once the world's largest manufacturer of phonographs and innovator of music, radio, and color television technologies. The Campbell Soup company, one of the first industries to incorporate in the city, is still headquartered here. Similar to many northeast manufacturing centers, jobs attracted waves of immigrants, and population grew until the 1950s, when new technologies and competition for cheaper labor in the southern U.S. and Mexico took industries elsewhere. However, the departure of jobs, racial tensions in the 1960s and political corruption hollowed out the city in the second half of the 20th century. Over the past two decades, Camden has captured national headlines as one of the poorest and most violent cities in America.

The City's industrial history, coupled with the departure of these same industries, has saddled it with an overwhelming number of brownfield sites. According to the New Jersey Department of Environmental Protection (NJDEP) Known Contaminated Site list, there are no fewer than 212 confirmed brownfield sites in the City of Camden, which has a total size of 6,697 acres. This means that there is a very high concentration of brownfield sites in the City with one brownfield site for every 31 acres of land. Moreover, there are two EPA NPL sites in the City.

For the purposes of this application submitted by the Camden Redevelopment Agency (CRA), the redevelopment arm of the City of Camden, the focus area is the Federal Street Industrial/Commercial Corridor in the East Camden Neighborhood (Census Tract 6013). The East Camden Neighborhood is a culturally diverse yet isolated neighborhood in the eastern portion of the City. The Federal Street Corridor section of East Camden is separated from the rest of the City by the Cooper River, rail lines, and a six-lane highway. ***Bordered by the Cooper River***, heavy industrial use in the Corridor extends to at least the late 1800s. Early coal and lumber yards located in this area eventually gave way to drum refurbishers, a petroleum distribution facility, and chemical and soap manufacturers.

1.a.ii. Description of the Priority Brownfield Site(s): While this is a community wide application, it is anticipated that the EPA funding will be expended upon four priority sites in the Federal Street Corridor: Concord Chemical Site (Block 1186, Lot 25); former Standard Oil Site (Block 1181, Lot 1); Action Port A Pot (Block 1182, Lot 21); and the former drum storage lot (Block 1182, Lot 5). The Corridor in its entirety encompasses 11.7 acres, with the priority sites making up approximately 43%, or 5.05 acres, of the area. All targeted sites had some level of heavy industrial use stretching back to the late 1800s with such uses as a petroleum distribution facility, a chemical manufacturer and a port-a-john rental facility. These priority sites are all publicly owned, vacant properties. Contamination identified to date in the soil and groundwater of the area includes metals, chlorinated solvents, PCBs, PAHs, and petroleum. The Concord Chemical site has been the subject

of extensive groundwater investigation work conducted by the NJDEP, but site soils still have not been fully characterized. Today, the Federal Street Corridor is on the cusp of a resurgence with the redevelopment of the former Antrim hardware site as the Cathedral Soup Kitchen as well as the recent construction of the ResinTech facility. Capitalizing on this redevelopment, the Federal Street Corridor is poised to become a commercial and light industrial epicenter for East Camden. With these sites making up such a large percentage of this area, their assessment and reuse is imperative for continued momentum in realizing the City's redevelopment and job creation goals.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: The Federal Street corridor is proposed for light industrial and commercial reuse, as is consistent with local zoning and the nature of surrounding land uses. Such reuse will provide employment opportunities for residents aligning with both the City's and the East Camden neighborhood's land use plans.

- *FutureCAMDEN (2002)*: The FutureCAMDEN Plan is the City's master plan. The Plan recommends that a targeted clean-up and re-use program should be deployed based on the feasibility of cleaning up brownfield sites, with priority given to sites that can be marketed for specific new industrial users, such as the targeted sites. This city master plan also identifies strategies to monitor and enforce cleanup and remediation of known contaminated sites. Furthermore, the Economic Development Element of the FutureCAMDEN plan includes a recommendation to use brownfields initiatives to generate industrial development sites, recognizing that brownfields in industrial areas provide an ideal source for new industrial development.
- *My East Camden (2013)*: The My East Camden Plan is the neighborhood plan for East Camden in which the Federal Street corridor is located. One of the Plan goals is to improve neighborhood conditions by transforming and improving vacant lots and buildings and calls for strengthening East Camden's industrial area for job creation. The Plan recognizes that the Federal Street corridor can become more than just underutilized land; it can be reimagined and transformed into a dynamic environment, where new and different industries can prosper. Residents and community stakeholders of East Camden, participated extensively in the development of *My East Camden*, and the final plan document offers a five-year, resident-driven vision for the neighborhoods of East Camden.

Furthermore, according to FEMA flood maps, ***the targeted Corridor is located in a federally-designated floodplain***, specifically in a regulated floodway zone AE, which is a special flood hazard area. For that reason, redevelopment will take into account that the sites are in a federally designated floodplain, and will comply with all applicable regulations.

1.b.ii. Outcomes and Benefits of Reuse Strategy: Like the rest of the City, East Camden experienced severe economic decline in the mid to late 20th century; however, over the last decade, East Camden's population has begun to rebound, even as the broader city's population continued to decline. Today, East Camden is relatively stable, with unemployment still substantial but below the rest of the city. Construction of the ResinTech manufacturing facility and the Cathedral Soup Kitchen within the Federal Street corridor speak to revitalization efforts in this corridor. However, the blighted and vacated and contaminated nature of the remaining brownfield sites has impeded the further revitalization of the Federal Street corridor.

To that end, assessment of proposed projects will facilitate further economic growth within a designated Opportunity Zone. For example, ResinTech has invested \$20 million in 379,500 SF of manufacturing space across 35 acres. The ResinTech facility has created 265 fulltime and depending upon production needs, anywhere from 100 to 180 temporary jobs. The redevelopment of the priority sites will build on this investment by providing a new, development-ready industrial sites that support the area's transformation from vacant industrial corridor to thriving job center. Extrapolating these numbers to area of the four targeted sites provides an expectation that they will provide up to 50 fulltime living wage jobs.

While there are no existing buildings on the targeted sites, Camden has a Sustainability Site Plan Ordinance which requires applicants for new development to submit an Environmental Impact and Benefits Assessment that evaluates and addresses the potential cumulative impacts and benefits that the development activity could have. The developers are required to report on any proposed technologies for buildings that will provide benefits from energy efficiency. As such, energy efficiency criteria is incentivized as Planning Board must review the assessment prior to providing site plan approval.

1.c Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse

The EPA funding will leverage prior and future sources to ensure successful redevelopment of the priority sites including the following:

Source	Purpose/Role	Amount	Status
State HDSRF	Assessment	estimated \$150,000	An application for additional funding is being submitted. It will complement the EPA award as this non-competitive state funding source won't be able to fund the entirety of the work effort and it will not fund things like planning and outreach. Timing for the award is anticipated the end of next year.
NJDEP Publicly Funded Site	Assessment	\$1,738,342	Concord Chemical - NJDEP conducted a series of groundwater assessments, most recently in 2019. This effort did NOT include an evaluation of the site's soils.
EPA Removal Action	Remediation	>\$1,000,000	Concord Chemical - Ten years ago, a non-time critical removal action was conducted resulting in the removal of drummed and other hazardous substances.
CRA EPA RLF Loan	Remediation	TBD	The CRA EPA RLF Loan fund provides low interest loans for remediation. The CRA would lend itself the money needed for cleanup.
Opportunity Zone Investment	Construction	TBD	Potential use
Private Developer(s)	Construction	TBD	Potential use

1.c.ii. Use of Existing Infrastructure: The focus area is located in a built up urban area that is already well-served by water, sewer, gas, electricity, telecommunications fibers, and roads. There is existing capacity in these systems, which were designed to serve the City when it had a

significantly larger population and more industrial facilities. A commuter light rail line runs along the Corridor's northern border. Discussions with NJ Transit are occurring regarding development of a stop in the the Corridor, perhaps on one of the targeted sites, which would provide worker transportation access from other points throughout the city and the region. If such as stop were constructed, it would be likely be funded with the same funding source used to fund the initial construction of the light rail line: state transportation trust fund money. The owner of ResinTech has also expressed interest to funding a portion of the light rail stop.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need

2.a.i. The Community's Need for Funding Camden is unquestionably one of the poorest cities in the nation. According to 2014-2018 American Community Survey (ACS) 5-year estimates, Camden's poverty rate for individuals and families is more than three times the overall rate for the state and country as a whole. Similarly, Camden's median household income and per capita income is less than half of the state and country overall. These numbers are even worse for Camden County Census Tract 6013, the location of the targeted Corridor:

Measures of Poverty in Camden, New Jersey

	US	NJ	Camden	CT 6013
Median Household Income	\$60,293	\$79,363	\$27,070	\$22,419
Per Capita Income	\$32,621	\$40,895	\$14,747	\$14,040
Families Below Poverty	10.1%	7.6%	35.2%	33.6%
Individuals Below Poverty	14.1%	10.4%	36.8%	34.6%
Individuals 65+ Below Poverty	9.3%	8.3%	25.8%	52.2%

Source: 2014-2018 American Community Survey, 5-Year Estimate

The high degree of poverty in Camden creates a large demand for services that is not commensurate with Camden's available financial resources. In addition, the city has a large concentration of educational institutions, non-profit hospitals and social service providers who do not pay local property taxes, the primary revenue source for most municipalities. According to information published by the state's Multi-Year Recovery Plan for Camden, Camden's tax ratable base is the smallest in NJ on a per capita basis, at approximately one-half that of other cities and one-quarter of Camden County. Given the fiscal state of the City, competing needs for basic services, and the sheer volume of brownfield sites, the City is unable to address these brownfields without outside assistance and relies on federal and state funding sources to investigate and remediate the sites. While the City is able to access state funding to address some of the anticipated environmental costs at the site, the funding is not sufficient to cover the entirety of the assessment efforts needed.

Likewise, the targeted area contains substantial contaminated properties whose assessment is unlikely to be completed with a single funding source, given the annual caps on the state assessment funding source. The magnitude of the environmental assessment effort requires pairing available state assessment funding with EPA assessment funding.

2.a.ii. Threats to Sensitive Populations:

(1) *Health or Welfare of Sensitive Populations*: Camden is home to many sensitive populations living in close proximity to identified brownfields sites, including low-income residents, minorities, children and individuals with a disability.

- Low-income persons: Camden is one of the poorest cities in the nation. According to 2014-2018 ACS 5-year estimates, the poverty rate for individuals and families in Camden is more than three times the overall rate for the state and country as a whole.
- Minority populations: According to the 2014-2018 ACS 5-year estimates, Camden has a minority population (94%) more than double the national and state averages (39% and 44.2%, respectively). Given the city's preponderance of brownfields, minorities in this low income community are disproportionately exposed to environmental hazards.
- Individuals with Disabilities: Camden has a larger number of individuals with a disability than the state and country across all age groups. These numbers are similarly elevated for the targeted Census Tract. For example in Census Tract 6013, the percentage of non-institutionalized individuals with a disability aged 18-64 (20.3%) is double the rate for the US (10.3%) and almost triple the rate for the state of NJ (7.7%).
- Community Health Assessment: According to a 2016 Community Health Assessment by the Lourdes Health System, residents of the project area's zip code, 08105, are most at risk for health disparities owing to "social determinants of health" such as the high percentage of black and Hispanic residents, non-English-speaking residents, families in poverty, families with children in poverty, single female householders with children, unemployment and residents with less than a high school diploma.

Funding the environmental assessments at the priority sites will facilitate the creation of living wage jobs. Such jobs are expected strengthen the economic resilience of residents, thus lessening the negative impacts to sensitive populations in the city.

(2) *Greater Than Normal Incidence of Disease/Adverse Health Conditions*: All of Camden is at risk for poorer health outcomes as a result of worse socioeconomic indicators, lack of a built environment that supports health, and a deteriorating built environment. Many Camden residents struggle to meet their basic needs (e.g. food and shelter) and experience a higher incidence of post-traumatic stress due to violence and other adverse experiences. According to NJ State Health Assessment Data, Camden County performs worse than the state on numerous health measures, including neonatal, infant and post-natal mortality and certain types of cancer (invasive breast, kidney, renal, pelvis, liver, lung, bronchus, prostate and thyroid cancer and mesothelioma). Greater than normal incidence of pre-term births, birth defects and infant mortality, as well as certain types of cancers may be associated with exposure to hazardous substances, such as chlorinated solvents and lead, which are prevalent at the sites within the Federal Street Corridor. The grant will fund the identification and delineation of such contaminants, facilitating their removal and subsequently reducing exposure pathways that may be associated with this greater-than-normal incidence of disease.

(3) *Disproportionately Impacted Populations*: Camden residents are disproportionately impacted by government policies that sited hazardous operations in close proximity to low-income and minority neighborhoods. According to EPA's EJScreen, Camden scores above the 90th percentile in 10 out of 11 measures of environmental justice, including: PM 2.5, Ozone, NATA Diesel PM, NATA Respiratory HI, Traffic Proximity, Lead Paint Indicator, Superfund Proximity, RMP Proximity, Hazardous Waste Proximity, and Wastewater Discharge Indicator. Because of such

disproportionate impacts, Camden City Council passed a Sustainability Site Plan Ordinance that addresses environmental justice and cumulative impacts. This ordinance requires applicants for new development in Camden to submit an Environmental Impact and Benefits Assessment that identifies, evaluates, and addresses the potential impacts and benefits that the development activity could have on the environment and the public health and general welfare of residents of the City of Camden. Planning board must take this assessment into consideration before providing site plan approval for any new development. The requested EPA Community Wide Assessment for the Federal Street Corridor will facilitate new development that takes into consideration impacts to the surrounding community and ecosystem, while actively engaging historically impacted communities in the assessment, remediation, and redevelopment process.

2.b. Community Engagement

2.b.i. Project Partners: The CRA will engage local partners in the project as described in the next subsection. While there are some residential dwellings, the targeted sites are located in an industrial corridor, with are no organized residential groups to engage per se. Project partners will consist of nonprofits, neighboring property owners, state funding entities, prospective developers for the site, and the general public that will be welcomed to attend and participate in stakeholder meetings.

2.b.ii. Project Partner Roles: The following provides a list of partners, their role in the project and how they will be involved in making decisions with respect to the future development of the site.

Partner Name	Point of Contact	Specific Role in the project
St. Joseph's Carpenters Society	Pilar Hogan Closkey, Ex. Director phogan@sjcscamden.org 856-966-8117	Provide community engagement tools and assist with job placement and promotion at new facilities
ResinTech	Jeffrey Gottlieb, CEO jgottlieb@resingtech.com 856-626-1516	Neighboring property owner and employer
Cathedral Kitchen	Carrie Kitchen-Santiago, Ex. Director carrie@cathedralkitchen.org 856-964-6771, Ext 103	Neighboring property owner and provides job training potentially for future development
The Salvation Army	Stephen Dixon, Business Director Stephen.dixon@salvationarmy.org 856-379-6350	Provide support with community outreach and meeting space
Volunteers of America	Daniel Sperrazza dsperrazza@voadv.org 856-854-4660	Engage vulnerable community members, and possibly assist with distribution of meeting invitations
Housing Authority of the City of Camden	Victor Figueroa, Executive Director Vfigueroa@camdenhousing.org 856-968-2700	Engage public housing residents of a public housing complex 0.32 mile from the targeted area, who may have a higher risk of exposure to area pollution and who have been living near the focus area

2.b.iii. Incorporating Community Input: While there is no existing organized community group, there are 13 residential row homes in the middle of the corridor; six appear to be owner-occupied,

the rest appear to be rental units. Some appear to be unoccupied. If awarded this grant, the CRA will conduct direct outreach to each occupied home, providing informational flyers in both English and Spanish, the primary languages of this census tract, to engage the residents in the efforts described below.

Efforts to establish a Redevelopment Area Plan as part of the implementation of the assessment grant will rely heavily on community stakeholder input. The CRA will solicit community input in a series of planning meetings to drive reuse considerations. This will also provide a real time platform for addressing community concerns. Prior to kicking off any Phase II assessment work, a community meeting will be held to discuss the findings of the Phase I work, present the efforts to be conducted during Phase II investigations, provide contact information for the CRA project manager and the environmental consultant, and discuss how the potential contamination will likely be able to be addressed and ultimately redeveloped.

Due to the Covid-19 pandemic all initial community meetings will be held remotely for stakeholder engagement using a social media platform such as Facebook Live. The CRA has found that the majority of residents do not have reliable access to a desktop computer, making meeting platforms such as Zoom less effective. Most residents, however, do have access to a mobile device. Social Media platforms are tailored towards mobile media, and therefore are the preferred method of community engagement. Once in-person meetings are feasible during the grant period, the CRA will switch to an in-person meeting format held at the Salvation Army community center. All meeting notifications will be provided in both English and Spanish. A bilingual interpreter will be present at in-person meetings for Spanish/English translations.

Furthermore, during assessment activities, a sign will be posted at the site with contact information for the environmental consultant overseeing the assessment should any issues arise.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a.i Description of Tasks, Activities and Outputs:

Task/Activity: Task 1 – Programmatic Expenses

i. Project Implementation: Activities completed under this task include EPA reporting, management of site assessments and planning activities, and travel and training. Competitive procurement will be conducted in accordance with applicable local, state, and federal regulations, for a grant manager with experience in the implementation of EPA Brownfield Grants. While some funding has been budgeted for the CRA’s project manager, additional in-kind funding will be provided to complete this task.

ii. Anticipated Project Schedule: 10/1/2021- 9/30/2024

iii. Task/Activity Lead CRA Executive Director, with help from grant management consultant.

iv. Output(s): Annual RFP for grant consultant (3), quarterly reports (12), MBE-WBE reports (3), ACRES reporting (4 sites), FFRs (3), grant closeout (1), and training seminars/conferences attended, such as the National Brownfields Conference.

Task/Activity: Task 2 – Community Engagement

i. Project Implementation: Activities to be completed under this task include engaging community stakeholders as discussed in the Community Engagement section above. Costs associated with this task include provision of meeting notices and materials, distribution of materials to residents,

development of a Community Relations Plan and attendance at meetings. The procured environmental consultant will participate in community meetings to explain assessment efforts and results. . While some funding has been budgeted for the CRA's project manager, additional in-kind funding will be used to complete this task.

ii. Anticipated Project Schedule: 10/1/2021- 9/30/2024

iii. Task/Activity Lead: CRA project manager with procured consultant.

iv. Output(s): Community meetings; , maps, handouts and other meeting materials; meeting minutes; Community Relations Plan (1).

Task/Activity: Task 3 – Phase I Assessment Activities

i. Project Implementation: Activities to be conducted include conducting Phase I studies on four sites. Two targeted sites have Phase I assessments that are over five (5) years old and require updates to bring the sites into regulatory compliance. The Concord Chemical site, with extensive groundwater work completed by NJDEP, still will require a Phase I for regulatory close out of the soils. The CRA will develop and publish an RFP to procure a Licensed Site Remediation Professional (LSRP), the State of NJ's licensed QEP program, in accordance with all applicable procurement requirements as well as New Jersey site remediation requirements. The CRA project manager efforts to oversee this task will be provided as an in-kind contribution.

ii. Anticipated Project Schedule: 1/1/22 – 6/30/22

iii. Task/Activity Lead: LSRP consultant overseen by the CRA project manager

iv. Output(s): Phase I reports(4)

Task/Activity: Task 4 – Phase II Assessment Activities

i. Project Implementation: Phase II assessments will be conducted on all four of the priority sites. This work will include preparation of site-specific Quality Assurance Project Plans (QAPPs) and Phase II Workplans to be submitted to EPA for review prior to the beginning of any field activities. The assessments will comply with the most current local, state, and federal standards. The CRA will develop and publish an RFP to procure LSRPs to conduct the Phase II assessments, in accordance with all applicable procurement and environmental requirements. The CRA project manager efforts to oversee this task will be provided as an in-kind contribution.

ii. Anticipated Project Schedule: 6/30/22 – 12/30/23

iii. Task/Activity Lead: LSRP consultant overseen by the CRA project manager

iv. Output(s): Four (4) QAPPs (4), Workplans (4), and Phase II reports (4)

Task/Activity: Task 5 – Redevelopment Planning

i. Project Implementation: Currently there is no Redevelopment Plan for the targeted area. The CRA will undertake the land use planning efforts required by state law to establish a Redevelopment Area for the Federal Street Corridor. This process results in the development of a Redevelopment Plan. This effort will analyze opportunities and strength of the area, identify the reuse considerations and redevelopment requirements. This planning effort will be conducted in parallel to the performance of assessment activities. The CRA will collaborate with the City of Camden Planning Department, the public and any interested community groups to obtain public feedback. The CRA will develop and publish an RFP to contract with a NJ licensed Professional Planner consultant in accordance with all applicable procurement requirements. The CRA project manager efforts to oversee this task will be provided as an in-kind contribution.

ii. Anticipated Project Schedule: 10/01/21- 2/28/23

iii. Task/Activity Lead: Planning consultant overseen by the CRA project manager

iv. Output(s): Redevelopment Plan (1).

3.b. Cost Estimates:

Unit pricing is based on actual market costs for similar services performed. Given the extensive history and complexity of the targeted sites, unit costs for Phase I and Phase II are anticipated to be significant. For simplicity, figures presented for personnel and fringe have been rounded to whole dollar amounts. All costs are direct costs as no indirect costs will be funded by EPA.

	Task 1: Programmatic Expenses	Task 2: Community Outreach	Task 3: Phase I Assessments	Task 4: Phase II Assessments	Task 5: Redevelopment Planning	TOTAL
Personnel	\$8,250					\$8,250
Fringe	\$2,475					\$2,475
Travel	\$1,500					\$1,500
Equipment						\$0
Supplies		\$1,500				\$1,500
Contractual	\$9,750	\$8,725	\$40,000	\$200,000	\$27,800	\$286,275
Other						\$0
TOTAL	\$21,975	\$10,225	\$40,000	\$200,000	\$27,800	\$300,000

Task 1 Programmatic Expenses:	
Personnel: Project Manager expenses 3 years @ \$68.75 per hour x 40 hours	\$8,250
Fringe: Project Manager expenses 3 years @ 30% of Personnel costs	\$2,475
Travel: one attendee to attend 2 conferences @ \$750/conference	\$1,500
Contractual: Consultant 3 years @ \$3,250/year	\$9,750
Task 2 Community Outreach:	
Contractual: Consultant for community outreach 3 years est. @\$2,575/year	\$7,725
Contractual: development of Community Relations Plan est. @\$1,000	\$1,000
Supplies: maps, handouts, brochures, etc. est. 3 years @ est \$500/year	\$1,500
Task 3 Phase I Assessments:	
Contractual: Four sites est. @ \$10,000/site	\$40,000
Task 4 Phase II Assessments:	
Contractual: Four sites est. @ \$50,000/site	\$200,000
Task 5 Redevelopment Planning:	
Contractual: Prepare Redevelopment Plan	\$27,800

3.c. Measuring Environmental Results: CRA's contracted grant manager will monitor all work funded under this project, and will pay careful attention to tracking important EPA outcomes, including the number of community meetings; number of acres assessed; funding leveraged and other ACRES metrics. This will enable the CRA to track, measure and evaluate progress towards achieving the project outputs listed in section 3.a above. This information will then be recorded utilizing EPA's ACRES system. In addition, the CRA will also monitor project progress through documentation provided by all contractors and consultants, and it will provide this information to the EPA project officer through quarterly reports, and regular correspondence.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a. Programmatic Capability

4.a.i. Organizational Structure and 4.a.ii. Description of Key Staff: CRA staff has managed more than 40 brownfield sites through the state regulatory process and possesses the in-house capacity to oversee the community outreach activities, coordinate with the environmental regulators, and interface with the developers for the brownfields redevelopment efforts. These staff members not only provide the in-house contractor management of environmental engineering firms, but they also perform the administrative functions associated with pursuing, receiving and using the state investigation funds. The CRA is the primary economic development organization for the City of Camden, focusing on the implementation of redevelopment projects, and has deep knowledge of EPA brownfield grants. Ms. Olivette Simpson, Interim Executive Director, will serve as the project manager. Director Simpson led CRA's successful multi-tiered performance of the Neighborhood Stabilization Program II (NSP2) through which some \$13 million was delivered in American Reinvestment & Recovery Act (ARRA) funding by the US Department of Housing and Urban Development (HUD). Revitalization of ten (10) vital neighborhoods covering seven (7) census tracts was achieved. Ms. Nural Williams, controller for the CRA, will be responsible for finance functions, and will ensure that all grant financial reporting requirements are met.

4.a.iii. Acquiring Additional Resources: The CRA will procure an experienced grant management consultant and a QEP (LSRP) to assist with project implementation, as described in the Section 3 above, through a competitive process in conformance with 40 CFR 31.36.

4.b. Past Performance and Accomplishments

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant:

(1) *Accomplishments*: See summary table below for accomplishments associated three grants.

Grant and Period of Performance	Funds Remaining (as of 10/1/2020)	Period Start date	Period End Date	Grant Accomplishments
2013 Revolving Loan Fund Grant BF 96286914	\$1,147,282.78	10/1/2013	9/30/2023	Issued two loans and one subgrant
2015 Camden Labs Site-Specific Assessment Grant BF 96277316	\$95,982.41	10/1/2015	9/30/2021	Hired QEP, Phase I, RI Workplan, QAPP, HASP, RIR/RAW Pre-Demolition Survey,
2017 7th and Kaighn Site-Specific Assessment Grant BF 96266717	\$97,313.44	10/1/2017	9/30/2021	Hired QEP, Phase I, Phase II, SI/RI and UST closure report

(2) *Compliance with Grant Requirements*: Outcomes for all grants have all been reported in ACRES, and ACRES reporting is current for the CRA's eleven (11) open cooperative agreements. The CRA has further complied with all grant workplans and all terms and conditions, including quarterly reports, MBE/WBE utilization forms, Federal Financial Reports.

CAMDEN REDEVELOPMENT AGENCY, NEW JERSEY
APPLICATION FOR FY2021 U.S. ENVIRONMENTAL PROTECTION AGENCY
COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT

Threshold Criteria Responses

1. **Applicant Eligibility:** The City of Camden Redevelopment Agency (CRA) was created by legislation of the Local Government. It is a quasi-governmental entity that operates as an agent of the Local Government and, as such, is an eligible applicant. Documentation of the CRA's eligibility is attached herein.
2. **Community Involvement:** Community involvement is a vital component of Camden's Brownfields Program. Typically, the CRA works with the local neighborhood group on issues pertaining to brownfield redevelopment. However, in this area where there are whole city blocks of vacated land, there is no centralized community galvanized around the challenges of redeveloping the Federal Street Corridor. While there is no existing organized community group, there are 13 residential row homes in the middle of the corridor; six appear to be owner-occupied, the rest appear to be rental units. Some appear to be unoccupied.

The CRA will communicate information about the assessment efforts in the Corridor to the general public via postings on its website, discussions at meetings attended by the public such as planning board, city council, CRA board meetings, etc. If awarded this grant, the CRA will conduct direct outreach to each occupied home, providing informational flyers in both English and Spanish, the primary languages of this census tract, to engage the residents and business owners located within the Corridor.

In addition to putting flyers in the hands of the Corridors residents and businesses, South Jersey's largest newspaper, the Courier-Post, is the most appropriate and effective local newspaper through which to communicate information about community meetings regarding the Federal Street Corridor.

Camden also has a large Spanish speaking population. The CRA therefore recognizes the importance of outreach programs to non-English speaking residents, through the provision of meeting announcements in Spanish and assistance to residents who require translations. Providing such announcements in Spanish is something the CRA has done previously for brownfields and other redevelopment-related information, and we will continue to do so. The CRA will post a signage at the sites: two signs in both English and Spanish languages indicating that an assessment is underway at the site and providing a contact name and number should anyone wish to receive information or raise a concern.

3. **Expenditure of Assessment Grant Funds:** The City of Camden has two Site-Specific Assessment grant, BF 96277316 and BF 96266717, both periods of performance end September 30, 2021. The former grant has \$95,982.41 remaining and the latter has \$97,313.44 remaining as of 10/1/2020. Therefore, the City of Camden affirms that it is eligible to apply for additional Assessment Grant funding under this solicitation.

JJL:rt
8-13-87

ORDINANCE MC-2322 ADOPTED AUGUST 27, 1987

AN ORDINANCE CREATING A CAMDEN REDEVELOPMENT
AGENCY

WHEREAS, the City of Camden, by an Ordinance adopted on July 27, 1950, did ordain that the Housing Authority of the City of Camden was authorized to carry out redevelopment projects; and

WHEREAS, such authority was vested in said Housing Authority pursuant to the provisions of Chapter 300 of the Laws of 1949 of the State of New Jersey, codified at R.S. 55:14A-31, et seq.; and

WHEREAS, the said Housing Authority, having dutifully fulfilled the obligations and responsibilities vested in it pursuant to the aforementioned Ordinance, but recognizing that the redevelopment activities presently to occur in the City of Camden will require intensive oversight and involvement and further recognizing that its task of providing decent, safe and sanitary housing is placing, and will continue to place, increasing demands on the time and attention of the Housing Authority, having relinquished the redevelopment function vested in it pursuant to the aforementioned Ordinance; and

WHEREAS, in conjunction with such relinquishment the aforesaid Housing Authority, has agreed to allow the City of Camden to assume the redevelopment function, has assigned and given over to the City of Camden or to such agency to which the said City may assign the redevelopment function all of the rights, titles, duties, privileges, responsibilities and powers vested in it as a result of its exercise of the functions vested in it pursuant to the aforementioned Ordinance; and

WHEREAS, there exist in the City of Camden blighted areas or areas which are in the process of becoming blighted; and

WHEREAS, there exist in the City of Camden areas which are undeveloped, underdeveloped and improperly developed; and

WHEREAS, all such areas have been, and will continue to be, harmful to the physical social and economic well-being of the City of Camden; and

WHEREAS, all such areas are deleterious to the health, safety, morals and welfare of the citizens of the State of New Jersey and the City of Camden; and

WHEREAS, the acquisition, clearance, planning, reconstruction and redevelopment of such areas will promote the public health, safety, morals and welfare, stimulate the growth of the City of Camden, preserve existing values and maintain the taxable values of properties and serve to make land in the said City available for development in accordance with approved redevelopment plans; and

WHEREAS, pursuant to the Redevelopment Agencies Law found at Chapter 30 of the Laws of 1949 of the State of New Jersey and codified at R.S. 40:55C-1, et seq., and the amendments and supplements thereto, the City of Camden is authorized to establish by ordinance the City of Camden Redevelopment Agency; and

WHEREAS, it is deemed to be in the best interest of the City of Camden that such a Redevelopment Agency be established and organized and that all of the rights, titles, duties, privileges, responsibilities and powers formerly exercised by the Housing Authority of the City of Camden be assigned to and vested in the aforementioned City of Camden Redevelopment Agency; now, therefore

BE IT ORDAINED that:

SECTION 1. There is hereby established the City of Camden Redevelopment Agency, which is a body corporate and politic,

R.S. 40:550-1, et seq. and the amendments and supplements thereto;

SECTION 2. All of the rights, titles, duties, privileges, responsibilities and powers (including, not by way of limitation, the right to bring suit at law or in equity) of every type, kind, nature and description formerly vested in the Housing Authority of the City of Camden in carrying out redevelopment functions is hereby assigned, given over to and vested in the City of Camden Redevelopment Agency;

SECTION 3. The aforesaid City of Camden Redevelopment Agency shall have all of the rights, privileges and powers accorded to such bodies pursuant to the laws of the United States and the State of New Jersey and the ordinances of the City of Camden to do all things which may now be permitted to be done or which may hereafter be permitted to be done by such bodies; and

SECTION 4. The aforesaid City of Camden Redevelopment Agency shall adopt:

a. A comprehensive affirmative action program governing the hiring of its employees.

b. a strong minority set aside program governing redevelopment projects which provide opportunities for participation in these projects by minority and women-owned businesses and developers.

c. a strong outreach program designed to identify and generate the participation of minority and women owned businesses and developers as both the primary developer and general contractor for redevelopment projects.

d. a provision in its by-laws designed to assure that the composition of the Board of Directors/Commissioners of the Redevelopment Agency will fairly reflect the City's population.

BE IT FURTHER ORDAINED that the Housing Authority of the City of Camden is henceforth and hereafter indemnified and held harmless against any suit or claim of any kind arising out of any actions of the City of Camden and/or the City of Camden Redevelopment Agency in the fulfillment of the functions and responsibilities formerly vested in the said Housing Authority.

SECTION 5. All provisions of any ordinance adopted which were amended or supplemented shall remain in full force and effect.

SECTION 6. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only. Including any ordinances adopted by a governing body in present form or in its commission form of government.

SECTION 7. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

EDWIN R. RAICZYK

Dated: August 13, 1987

The above has been reviewed and approved as to form.

Patricia G. Gorden
City Attorney

Edward G. Laro
President City Council
Neil R. J.
Mayor

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Camden Redevelopment Agency

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

8089055790000

d. Address:

* Street1: 520 Market Street, City Hall Suite 1300

Street2:

* City:

Camden

County/Parish:

* State:

NJ: New Jersey

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

08102-1300

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Olivette

Middle Name:

* Last Name:

Simpson

Suffix:

Title: Interim Executive Director

Organizational Affiliation:

Camden Redevelopment Agency

* Telephone Number: 856-757-7600

Fax Number: 856-964-2262

* Email: olsimpso@ci.camden.nj.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Funding for the environmental assessment of Camden City-owned, former industrial parcels within an area known as the Federal Street Corridor.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: